



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.

Project Name/Address:

Planner: Heidi M. Bedwell, Environmental Planning Manager
Hbedwell@bellevuewa.gov

Minimum Comment Period:

Materials included in this Notice:

Blue Bulletin
Checklist
Vicinity Map
Plans
Other:

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe

SEPA Environmental Checklist and Supplemental Sheet for Non-Project Actions

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit the Land Use Desk in the Permit Center between 8 a.m. and 4 p.m., Monday through Friday (except Wednesday, 10 to 4) or call or email the Land Use Division at 425-452-4188 or landusereview@bellevuewa.gov. Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Purpose of checklist:

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the Environmental Checklist plus the supplemental sheet for nonproject actions (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

PLEASE REMEMBER TO SIGN THE CHECKLIST. Electronic signatures are also acceptable.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Affordable Housing Density Bonus Land Use Code Amendment (LUCA)
2. Name of applicant: [\[help\]](#)
City of Bellevue
3. Address and phone number of applicant and contact person: [\[help\]](#)
*Kristina Gallant, Senior Planner, 425-452-6196
Development Services Department
450 110th Avenue NE
Bellevue, WA 98004*
4. Date checklist prepared: [\[help\]](#)
February 11, 2020
5. Agency requesting checklist: [\[help\]](#)
City of Bellevue
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)
Adoption of the LUCA is anticipated to be complete before August 1, 2021.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)
A non-project Environmental Checklist in support of the Residential Parking Reduction LUCA is included.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)
No
10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
City Council and the East Bellevue Community Council approval of the LUCA.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)
The proposal is to offer a density bonus for new permanent affordable housing development, consistent with RCW 35A.63.300. The density bonus will be available to permanent affordable housing development meeting the following location and ownership criteria:

- *Single family land use districts: available for land owned by religious organizations*
- *Multifamily and mixed-use land use districts: available for land owned by religious organizations, nonprofit housing organizations, and public entities (Not including the City of Bellevue's Parks and Community Development departments or any public utilities.)*

The LUCA is expected to provide a 40-50% bonus above maximum zoned density for developments meeting the criteria above. The LUCA will incorporate additional departures necessary to physically accommodate the density bonus in a manner that is compatible with the Comprehensive Plan. Staff are currently working to develop these departures.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The bonus will be available to permanent affordable housing development on qualifying properties meeting the following criteria:

- *Single family land use districts: property owned by religious organizations*
- *Multifamily and mixed-use land use districts: property owned by religious organizations, nonprofit housing organizations, public entities (Not including the City of Bellevue's Parks and Community Development departments or any public utilities.)*

The bonus is not available for development located in Downtown, Eastgate TOD, or BelRed zones. Density bonuses for affordable housing are already established in these zones.

Staff estimate approximately 100 parcels currently meet these criteria, and have the potential to accommodate around 1,100 additional housing units above current maximum zoning. These parcels are distributed through multiple neighborhoods and zoning designations that permit residential development. 88 of these parcels have existing development. It is possible for additional parcels to qualify when acquired by an eligible owner, and for parcels to lose eligibility when sold to a non-eligible owner.

Staff anticipate that only a portion of eligible parcels will develop under the bonus, and not all developments will maximize the bonus. Ongoing outreach to qualifying entities will help inform understanding about the level of interest.

B. Environmental Elements

No discussion of the individual Environmental Elements is required for GMA actions per WAC 197-11-235(3) (b) .

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: *Kristina Gallant*

Position and Agency/Organization: *Senior Planner, Development Services*

Date Submitted: *February 11, 2021*

D. Supplemental Sheet For Nonproject Actions [\[help\]](#) (IT IS NOT NECESSARY TO USE THIS SHEET FOR PROJECT ACTIONS)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

ENVIRONMENTAL SUMMARY PER WAC 197-11-440(4)

The proposal is to amend part 20.20.128 of the Bellevue Land Use Code to offer a density bonus for certain permanent affordable housing developments consistent with the requirements of RCW 35A.63.300.

Objectives: *The objective of this proposal is to implement a density bonus for new permanent affordable housing developments located on land owned by religious organizations. The bonus will also be available for public surplus land and housing nonprofit-owned land located in multifamily and mixed-use land use districts.*

The Purpose and Need to which the proposal is responding to: *The proposed code changes are driven by updates to state law. The proposal includes:*

- *Revisions to part 20.20.128 of the land use code defining the bonus, eligibility, and additional possible departures ; and*

- Necessary amendments and additions to the definition section of the LUC .

State the major conclusions, significant areas of controversy and uncertainty: At present, the proposal includes a density bonus of 40-50% for qualifying properties. Staff are currently working to determine additional departures necessary to accommodate the bonus. It is uncertain which dimensional requirements will be available for departures, and the degree of departure granted. The intent of the proposal is to develop a density bonus that improves feasibility for affordable housing development without conflicting with the Comprehensive Plan.

While around 100 parcels currently qualify for the bonus, it is unclear how many properties will take advantage of the bonus. Not all development that takes advantage of the bonus will achieve the maximum number of units permitted. Additional barriers will limit participation, including funding for affordable housing and organizational capacity for development. In addition, not all qualifying property owners will wish to develop their property for affordable housing.

State the issues to be resolved, including the environmental choices to be made among alternative courses of action: Staff are completing analysis to understand transportation and utility system impacts related to the density bonus based on a full buildout scenario. Staff are also conducting outreach to understand the general level of interest in the opportunity among qualified property owners.

The alternative course of action would be to not amend the LUC for consistency with state regulations. If the City chooses this alternative, it would need to review requests for density bonuses consistent with RCW 35A.63.300 on an individual basis.

Staff recommends amending Part 20.20.128 and other related sections of the Land Use Code (LUC) to align with requirements of RCW 35A.63.300.

State the impacts of the proposal, including any significant adverse impacts that cannot be mitigated: The proposal is a nonproject action to amend the LUC for consistency with state regulations. There are no significant impacts resulting from that action. Any project-specific impacts would be evaluated under separate project review.

Describe any proposed mitigation measures and their effectiveness: No specific development is being approved with this proposal. No significant environmental impacts have been identified, therefore, no mitigation measures are proposed.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Adoption of the proposed code amendments will not increase the potential impacts to water, emissions to air, earth resources or noise production.

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The proposed code amendment will not increase the potential impacts to plants and animals.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

No adverse impacts to energy or natural resources are anticipated.

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The proposal is not anticipated to use or affect environmentally sensitive areas.

The proposed code amendments are a non-project action. Development proposals will require project-specific review, including SEPA review where applicable, to verify consistency with City codes and standards which are intended to protect the environment.

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The same land use districts and shoreline overlay regulations will continue to apply to development and redevelopment. No changes to the City's Shoreline Master Program and Shoreline Management Regulations are proposed.

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

City staff are currently analyzing the impact of the proposed density bonus on the City's transportation systems. This analysis will assess

potential impacts based on a scenario where all currently-eligible properties are developed to their maximum zoned intensity with the density bonus. While analysis is not complete, impacts are not anticipated to be significant at the system scale.

Additional analysis will be required at the project level and must meet all City of Bellevue Transportation Development Standards.

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed code amendments are necessary to achieve consistency with state regulations. No conflicts are anticipated.

Affordable Housing Density Bonus

Property Owner Eligibility by Zone

